NOTICE OF APPLICATION

Application Name: Little Soos Creek Park Subdivision & Major Tree Clearing Permit

Application File Number: LU18-0013/0038 & LU18-0014/0038

Primary Contact: Jeff Potter

Integrity Land, LLC

27203 – 216th Avenue SE #5 Maple Valley, WA 98038

425-432-3284

jeff@integritylandllc.com

Application Submitted: May 3, 2018

Date of Complete Application: May 24, 2018

Notice of Application: June 1, 2018

<u>Project Location:</u> The subject property is located north of SE 256th St. between 173rd Ave SE and 176th Ave SE and consists of Parcel Nos. 242205 -9108, -9045, -9015, and -9109. The site is situated in the SE Quarter of Section 22, Township 23N and Range 5E in the City of Covington, King County, WA.

<u>Project Description:</u> The developer is proposing to subdivide 21.11 acres into 74 single family residential lots. The site will extend access from 176th Ave SE, SE 254th Street, and 173rd Ave SE (a private easement-to become a public street). Water service will be provided by Covington Water District and sewer service will be provided by Soos Creek Water and Sewer District. Emergency services will be provided by the City of Covington and the Puget Sound Regional Fire Authority. A major tree clearing permit will be reviewed concurrently with the development application. The site contains environmentally critical areas.

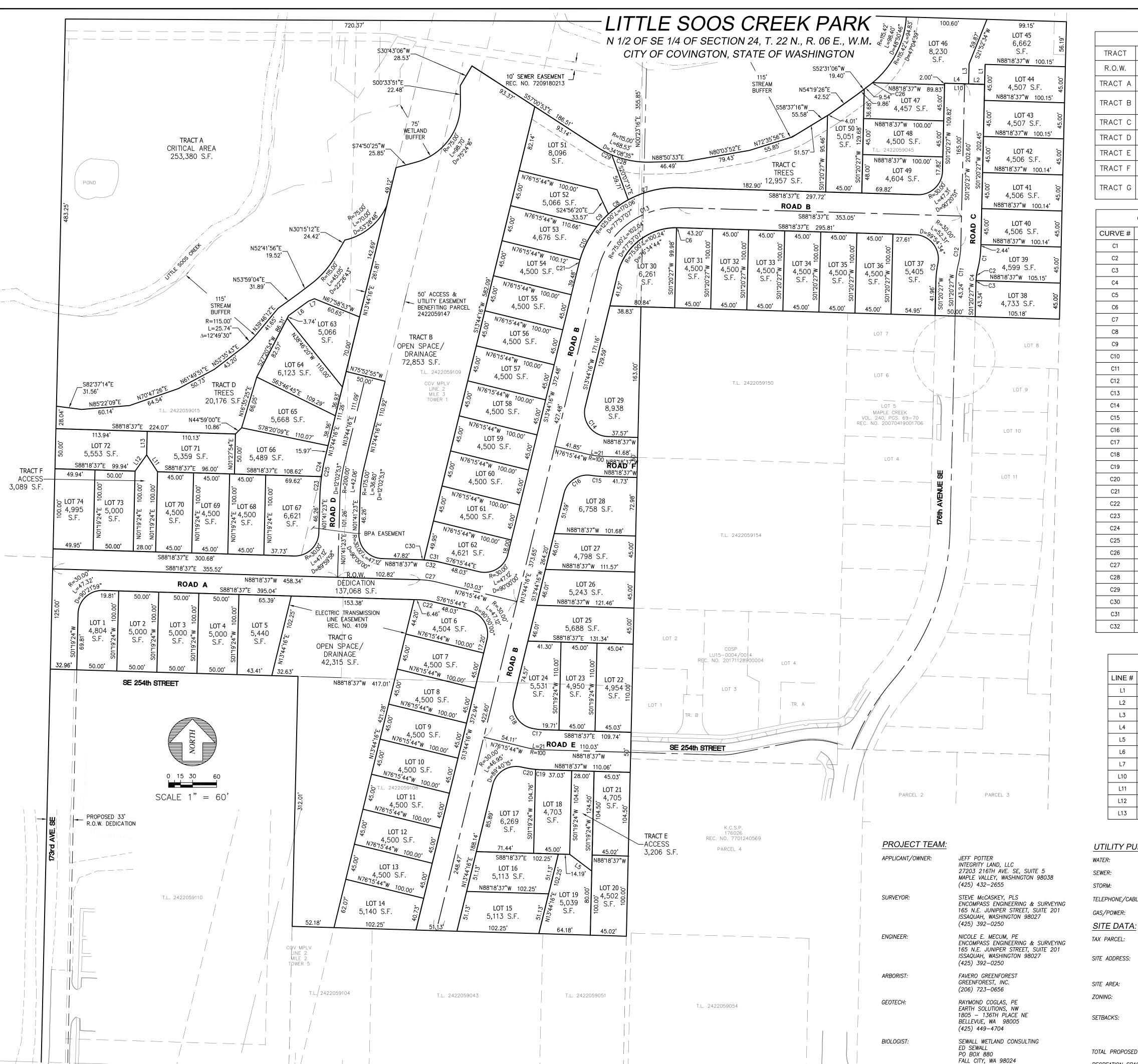
Comp Plan/Zoning Designation: The zoning designation is Medium Density Residential, R-6.

<u>Consistency with Applicable City Plans and Regulations:</u> This proposal will be reviewed for compliance with all applicable City of Covington ordinances; including Title 17-Subdivison, Title 18-Zoning, Title 12-Design and Construction Standards, Title 14-SEPA Environmental Review, Title 13-Surface Water regulations, and applicable design requirements.

Other known permits not included in this Application: Engineering Phase Review, Clearing and Grading Permit, Single Family Residential Building Permits (compliance with the International Building, Fire, Mechanical and Plumbing Codes); Certificates of Water and Sewer Availability; applicable Right-of-Way Permits from the City; issuance of other permits required by separate jurisdictions (i.e. CenturyLink, Puget Sound Energy, etc.); and any other permits as deemed necessary.

Comment Period: June 1, 2018 – June 22, 2018

This is a Type 3 Application in accordance with CMC 14.30.040 whereby a Public Hearing before the City of Covington's Hearing Examiner is required. Notification of the public hearing will occur at least 14 days prior to the scheduled hearing. The Hearing Examiner will issue the final decision that is appealable to King County Superior Court. The Community Development Director is the SEPA Official for the project. To make written comments, please mail, email, or hand-deliver specific comments to City Hall, Community Development Department, 16720 SE 271st Street, Covington, WA 98042, no later than June 22, 2018. Please contact Permit Services at 253-480-2400, or via email at permitservices@covingtonwa.gov should you have any questions or comments pertaining to this proposal. Reference project documents online: permits.covingtonwa.gov/citizen (Search permit #LU18-0013).



SE 256th STREET

PARCEL TABLE				
TRACT	USE	AREA S.F.	ACRES	
R.O.W.	DEDICATION	137,068	3.15	
TRACT A	CRITICAL AREA	253,380	5.82	
TRACT B	OPEN SPACE/ DRAINAGE	72,853	1.67	
TRACT C	TREES	12,957	0.30	
TRACT D	TREES	20,176	0.46	
TRACT E	ACCESS	3,206	0.07	
TRACT F	ACCESS	3,089	0.07	
TRACT G	OPEN SPACE/ DRAINAGE	42,315	0.97	

CURVE TABLE				
CURVE#	LENGTH	RADIUS	DELTA	
C1	28.15	125.00	12 ° 54'06"	
C2	14.76	75.00	11°16'27"	
C3	1.66	75.00	1°16'10"	
C4	17.29	75.00	13°12'44"	
C5	22.99	125.00	10 ° 32'09"	
C6	1.80	75.00	1°22'23"	
C7	66.06	125.00	30°16'51"	
C8	30.53	125.00	13*59'38"	
C9	21.46	125.00	9*50'18"	
C10	46.49	125.00	21°18'27"	
C11	23.06	100.00	13°12'44"	
C12	22.52	100.00	12°54'07"	
C13	136.05	100.00	77*57'07"	
C14	53.43	30.00	102°02'53"	
C15	15.67	125.00	7°10'51"	
C16	44.58	30.00	85 ° 07'57"	
C17	14.29	75.00	10 ° 54'52"	
C18	47.72	30.00	91°08'01"	
C19	7.98	125.00	3*39'26"	
C20	17.59	125.00	8°03'42"	
C21	5.52	125.00	2*31'52"	
C22	15.77	75.00	12°02'53"	
C23	23.79	225.00	6°03'27"	
C24	23.52	225.00	5*59'26"	
C25	47.31	225.00	12°02'53"	
C26	3.56	115.42	1°46'07"	
C27	21.03	100.00	12°02'53"	
C28	48.27	115.00	24°02'51"	
C29	20.26	115.00	10°05'43"	
C30	4.20	125.00	1*55'30"	
C31	22.08	125.00	10°07'23"	
C32	26.28	125.00	12°02'53"	

LINE TABLE				
LINE#	DIRECTION	LENGTH		
L1	S1°20'27"W	25.00'		
L2	N88°18'37"W	20.00'		
L3	S1°20'27"W	25.00'		
L4	N88°18'37"W	30.00'		
L5	S52*53'49"E	34.51'		
L6	N53°59'04"E	30.58'		
L7	S67°45'32"W	8.18		
L10	S88°18'37"E	50.00'		
L11	S32°43'56"E	25.00'		
L12	N35°36'37"E	24.85'		
L13	N1°19'24"E	29.38'		

UTILITY PURVEYORS:

VATER:	COVINGTON WATER
SEWER:	SOOS CREEK WATER & SEWER
STORM:	CITY OF COVINGTON
FELEPHONE/CABLE:	COMCAST
GAS/POWER:	PUGET SOUND ENERGY

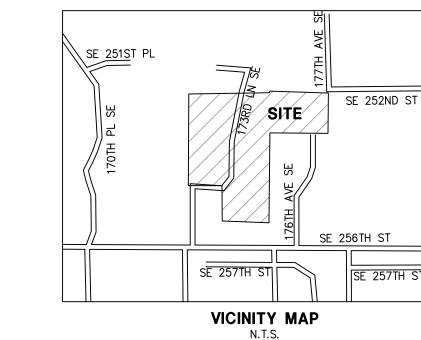
242205-9108, 242205-9109 242205-9015, 242205-9045 T.L. 9108 - 25450 173RD LANE SE T.L. 9015 - 25400 173RD LANE SE

T.L. 9045 – 17615 SE 252ND STREET 919,607 S.F. = 21.11 ACRES MEDIUM DENSITY RESIDENTIAL 6 DU/ACR (R−6)

10' FRONT 20' GARAGE 7.5' SIDE/REAR 10' SIDE ADJACENT TO STREET

TOTAL PROPOSED LOTS: 0 S.F. PROVIDED RECREATION SPACE: FEE IN LIEU PROPOSED

(253) 859-0515



LEGAL DESCRIPTIONS

TAX LOT 242205-9108 THE SOUTH 520.5 FEET OF THE EAST 417 FEET OF THE EAST 726 FEET OF THE WEST 1,056 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; EXCEPT THE SOUTH 208.5 FEET THEREOF;

TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES OVER, UNDER AND ACROSS THE WEST 30 FEET AND THE NORTH 60 FEET OF THE SOUTH 550.5 FEET OF THE EAST 726 FEET OF THE WEST 1,056 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF

EXCEPT THAT PORTION THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 4125303; AND

EXCEPT THAT PORTION OF SAID EASEMENT LYING WITHIN THE MAIN TRACT DESCRIBED ABOVE; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TAX LOT 242205-9045 THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE 1,056 FEET; THENCE NORTH, PARALLEL TO THE EAST LINE 994 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE NORTH PARALLEL TO THE EAST LINE 371.2 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE 528 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE 371.2 FEET TO THE TRUE POINT OF BEGINNING; TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITIES OVER, ALONG AND ACROSS THE

FOLLOWING DESCRIBED REAL PROPERTY: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION AND RANGE;

THENCE WEST ALONG THE SOUTH LINE 1,056 FEET; THENCE NORTH PARALLEL TO THE EAST LINE 1,324 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED

THENCE CONTINUING NORTH 65.80 FEET; THENCE WEST 15 FEET; THENCE SOUTH 65.8 FEET.

THENCE EAST 15 FEET TO THE TRUE POINT OF BEGINNING;

THENCE WEST PARALLEL TO THE SOUTH LINE 528 FEET;

EXCEPT THAT PORTION OF SAID EASEMENT LYING WITHIN THE MAIN TRACT DESCRIBED ABOVE: AND TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITIES OVER, ALONG AND ACROSS THE FOLLOWING DESCRIBED REAL PROPERTY:

THE NORTH 30 FEET OF THE SOUTH 45 FEET OF THE WEST 1,026 FEET OF THE EAST 1,056 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24, TOWNSHIP 22 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TAX LOT 242205-9109

THE EAST 363 FEET OF THE EAST 726 FEET OF THE WEST 1,056 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 520.5 FEET THEREOF;

TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES OVER, UNDER AND ACROSS THE WEST 30 FEET AND THE NORTH 60 FEET OF THE SOUTH 550.5 FEET OF THE EAST 726 FEET OF THE WEST 1,056 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF

EXCEPT THAT PORTION THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 4125303; AND

EXCEPT THAT PORTION OF SAID EASEMENT LYING WITHIN THE MAIN TRACT DESCRIBED ABOVE; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL 242205-9015

THE WEST 363 FEET OF THE EAST 726 FEET OF THE WEST 1,056 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; EXCEPT THE SOUTH 520.5 FEET THEREOF;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 30 FEET AND THE NORTH 60 FEET OF THE SOUTH 550.50 FEET OF THE EAST 726 FEET OF THE WEST 1,056 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 4125303; AND

EXCEPT THAT PORTION OF SAID EASEMENT LYING WITHIN THE MAIN TRACT DESCRIBED ABOVE; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

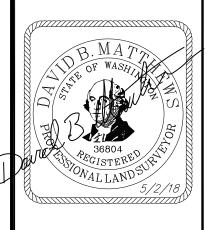
DATUM NAVD 88

HORIZONTAL DATUM

NAD 1983/91

N88'18'37"W, LINE BETWEEN WGS SURVEY DATA WAREHOUSE DESIGNATON 5881 AND DESIGNATION 5882

> 18509 05/01/18 1"=60' DESIGNED NEM **DRAWN** CHECKED **APPROVED** SDM



SHEET